



General Assembly

February Session, 2010

***Raised Bill No. 5495***

LCO No. 2275

\* \_\_\_\_ HB05495FIN \_\_\_\_ 040110 \_\_\_\_ \*

Referred to Committee on Finance, Revenue and Bonding

Introduced by:  
(FIN)

***AN ACT ESTABLISHING THE RIVER FALLS IMPROVEMENT  
DISTRICT WITHIN THE TOWN OF SEYMOUR.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1       Section 1. (*Effective July 1, 2010*) (a) For purposes of this section:
- 2       (1) "District" means that certain real property, situated in the town  
3       of Seymour, the County of New Haven and the state of Connecticut,  
4       the River Falls Improvement District, a body politic and corporate.
- 5       (2) "Voter" means (A) any person who is an elector of the district, (B)  
6       any citizen of the United States of the age of eighteen years or more  
7       who, jointly or severally, is liable to the district for taxes assessed  
8       against such citizen on an assessment of not less than one thousand  
9       dollars on the last-completed grand list of such district, as the case may  
10      be, or who would be so liable if not entitled to an exemption under  
11      subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general  
12      statutes, or (C) holders of record of an interest in real property within  
13      the district.
- 14      (3) "Bonds" means bonds, notes or other obligations authorized by  
15      this section.

16       (4) "Board of directors" or "board" means the governing body of the  
17       district established pursuant to this section.

18       (b) (1) Upon the petition of fifteen or more persons eligible to vote in  
19       the town of Seymour, seeking to establish the district for any or all of  
20       the purposes set forth in this section, the first selectman of said town  
21       shall call a meeting of the voters to act upon such petition, which  
22       meeting shall be held at such place within said town and such hour as  
23       the first selectman designates, not later than thirty days after such  
24       petition has been received by the first selectman. Such meeting shall be  
25       called by publication of a written notice of the same, signed by the first  
26       selectman, at least fourteen days before the time fixed for such meeting  
27       in two successive issues of some newspaper published or circulated in  
28       said town. Not later than twenty-four hours before such meeting, (A)  
29       two hundred or more voters or ten per cent of the total number of  
30       voters of such proposed district, whichever is less, may petition the  
31       first selectman, in writing, for a referendum of the voters of such  
32       proposed district, or (B) the first selectman in his or her discretion, may  
33       order a referendum of the voters of such proposed district, on the sole  
34       question of whether the proposed district should be established. Any  
35       such referendum shall be held not less than seven or more than  
36       fourteen days after the receipt of such petition or the date of such  
37       order, on a day to be set by the first selectman for a vote by paper  
38       ballots or by a "yes" or "no" vote on the voting machines, during the  
39       hours between twelve o'clock noon and eight o'clock p.m., except that  
40       said town may, by vote of its board of selectmen, provide for an earlier  
41       hour for opening the polls but not earlier than six o'clock a.m. If voters  
42       representing at least two-thirds of the assessments of holders of record  
43       within the proposed district cast votes in such referendum in favor of  
44       establishing the proposed district, the first selectman shall reconvene  
45       such meeting not later than seven days after the day on which the  
46       referendum is held. Upon approval of the petition for the proposed  
47       district by voters representing at least two-thirds of the assessments of  
48       holders of record within the proposed district present at such meeting,  
49       or if a referendum is held, upon the reconvening of such meeting after

50 the referendum, the voters may name the district and, upon the vote of  
51 voters representing a majority of assessments of holders of record  
52 within the district, choose necessary officers of the district to hold  
53 office until the first annual meeting thereof. Upon the filing of the first  
54 report filed in the manner provided in subsection (c) of section 7-325 of  
55 the general statutes, the district shall be a body corporate and politic  
56 and have the powers provided in sections 7-324 to 7-329, inclusive, of  
57 the general statutes, not inconsistent with the general statutes or this  
58 section, in relation to the objects for which it was established, that are  
59 necessary for the accomplishment of such objects, including the power  
60 to lay and collect taxes. The clerk of such district shall cause its name  
61 and a description of its territorial limits and of any additions that may  
62 be made thereto to be recorded in, and a caveat be placed upon, the  
63 land records of the town of Seymour.

64 (2) At the meeting called for the purpose of establishing the district,  
65 as provided in subdivision (1) of this subsection, the voters may  
66 establish the district for any or all of the following purposes: To  
67 extinguish fires, to light streets, to plant and care for shade and  
68 ornamental trees, to plan, lay out, acquire, construct, finance and  
69 maintain roads, sidewalks, crosswalks, drains, sewers and sewage  
70 treatment facilities, utility improvements and connections, parking  
71 facilities, open space, bulkhead repairs, dredging and construction,  
72 environmental remediation and other infrastructure improvements,  
73 and to acquire, construct, maintain and regulate the use of recreational  
74 facilities, to plan, lay out, acquire, construct, reconstruct, repair,  
75 maintain, supervise and manage a flood or erosion control system, to  
76 plan, lay out, acquire, construct, maintain, operate, finance and  
77 regulate the use of a community water system, all as hereinafter  
78 referred to as the "improvements". The district may contract with a  
79 town, city, borough or other district for carrying out any of the  
80 purposes or the purchase or sale of any of the improvements for which  
81 such district was established.

82 (3) (A) At the meeting called for the purpose of establishing the  
83 district as provided in subdivision (1) of this subsection, the voters

84 shall fix the date of the annual meeting of the voters for the election of  
85 district officers and the transaction of such other business as may  
86 properly come before such annual meeting. At such organization  
87 meeting of the district, the voters shall elect a president, vice-president,  
88 five directors, a clerk and a treasurer to serve until the first annual  
89 meeting for the election of officers and thereafter such officers shall be  
90 elected annually, provided, upon its organization and at all times  
91 thereafter, one director may be appointed by the first selectman of the  
92 town of Seymour. Not fewer than three members of the board of  
93 directors shall be residents of the state of Connecticut. As provided in  
94 subparagraph (A) of subdivision (4) of this subsection, a quorum shall  
95 be required for the transaction of business at such organizational  
96 meeting of the district; and if no quorum is present at such meeting,  
97 the first selectman may adjourn such meeting from time to time, until a  
98 quorum is present.

99 (B) Special meetings of the district may be called on the application  
100 of ten per cent of the total number of voters of such district or twenty  
101 of the voters of such district, whichever is less, or by the president or  
102 any three directors upon giving notice as provided in this subdivision.  
103 Any special meeting called on the application of the voters shall be  
104 held not later than twenty-one days after receiving such application.  
105 Notice of the holding of the annual meeting and all special meetings  
106 shall be given by publication of a notice of such meetings in a  
107 newspaper having a general circulation in such district at least ten  
108 days before the day of such meetings, signed by the president or any  
109 three directors, which notice shall designate the time and place of such  
110 meetings and the business to be transacted at such meeting. Two  
111 hundred or more persons or ten per cent of the total number of voters  
112 of such district, whichever is less, may petition the clerk of such  
113 district, in writing, at least twenty-four hours prior to any such  
114 meeting, requesting that any item or items on the call of such meeting  
115 be submitted to the voters not less than seven or more than fourteen  
116 days after the date of such meeting. Such vote shall be held on a day to  
117 be set by the district meeting or, if the district meeting does not set a

118 date, by the board of directors. The vote shall be by paper ballots or by  
 119 a "yes" or "no" vote on the voting machines, during the hours between  
 120 twelve o'clock noon and eight o'clock p.m., except that any district  
 121 may, by vote of its board of directors, provide for an earlier hour for  
 122 opening the polls but not earlier than six o'clock a.m. The paper ballots  
 123 or voting machine ballot labels, as the case may be, shall be provided  
 124 by the clerk. When such a petition has been filed with the clerk, the  
 125 president, after completion of other business and after reasonable  
 126 discussion shall adjourn such meeting and order such vote on such  
 127 item or items in accordance with the petition. Any item so voted may  
 128 be rescinded in the same manner. The clerk shall phrase such item or  
 129 items in a form suitable for printing on paper ballots or ballot labels.

130 (C) As provided in subparagraph (B) of subdivision (4) of this  
 131 subsection, a quorum is required for the transaction of business at any  
 132 meeting of the district. If a quorum is not present at such meeting, the  
 133 president of the district or, in such president's absence, the vice-  
 134 president, may adjourn such meeting from time to time, until a  
 135 quorum is present. All meetings of the district where a quorum is  
 136 present may be adjourned from time to time by a vote of a majority of  
 137 the voters voting on the question. At any annual or special meeting,  
 138 the voters may, by a majority vote of those present, discontinue any  
 139 purposes for which the district is established or undertake any  
 140 additional purpose or purposes enumerated in subdivision (2) of this  
 141 subsection.

142 (4) (A) A quorum for the transaction of business at the meeting  
 143 called for the purpose of establishing the district, as provided in  
 144 subdivision (1) of this subsection, shall be either fifteen voters of such  
 145 district or a majority of the holders of record of interests in real  
 146 property within such district, as long as the assessments of such  
 147 holders of record constitute more than one-half of the total of  
 148 assessments for all interests in real property within such district. If  
 149 fifteen voters or a majority of the holders of record of interests in real  
 150 property within such district are not present at such meeting or the  
 151 assessments of such holders of record constitute less than one-half of

152 the total of assessments for all interests in real property within such  
153 district, the first selectman may adjourn such meeting, from time to  
154 time, until at least fifteen voters or a majority of the holders of record  
155 of interests in real property within such district are present and the  
156 assessments of such holders of record constitute more than one-half of  
157 the total of assessments for all interests in real property within such  
158 district.

159 (B) For the transaction of business at any other meeting of the  
160 district, a quorum shall be either fifteen voters of the district or a  
161 majority of the holders of record of interests in real property within  
162 such district, as long as the assessments for such holders of record  
163 constitute more than one-half of the total of assessments for all  
164 interests in real property within such district. If fifteen voters or a  
165 majority of the holders of record of interests in real property within  
166 such district are not present at such meeting or the assessments of such  
167 holders of record constitute less than one-half of the total assessments  
168 for all interests in real property within such district, the president of  
169 the district, or in such president's absence, the vice-president, may  
170 adjourn such meeting, from time to time, until at least fifteen voters or  
171 a majority of the holders of record of interests in real property within  
172 such district are present and the assessments of such holders of record  
173 constitute more than one-half of the total of assessments for all  
174 interests in real property within such district.

175 (5) In any case in which an action for a vote by the voters of the  
176 district is to be initiated by the petition of such voters, in addition to  
177 such other requirements as the general statutes or any special act may  
178 impose, such petition shall be on a form prescribed or approved by the  
179 clerk of such district, and each page of such petition shall contain a  
180 statement, signed under penalties of false statement, by the person  
181 who circulated the same, setting forth such circulator's name and  
182 address, and stating that each person whose name appears on said  
183 page signed the same in person in the presence of such circulator, that  
184 the circulator either knows each such signer or that the signer  
185 satisfactorily identified himself or herself to the circulator and that all

186 the signatures on said page were obtained not earlier than six months  
187 prior to the filing of said petition. Any page of a petition which does  
188 not contain such a statement by the circulator shall be invalid. No  
189 petition shall be valid for any action for a vote by the voters at any  
190 regular or special district meeting unless such petition shall be  
191 circulated by a voter eligible to vote in such district.

192 (c) Whenever the officers of such district vote to terminate its  
193 corporate existence and whenever a petition signed by ten per cent of  
194 the total voters of such district or twenty of the voters of such district,  
195 whichever is less, applying for a special meeting to vote on the  
196 termination of the district is received by the clerk, the clerk shall call a  
197 special meeting of the voters of such district. Notice of such meeting  
198 shall be signed by the officers of the district, by advertising the  
199 meeting in the same manner as provided in section 7-325 of the general  
200 statutes. Not later than twenty-four hours before any such meeting,  
201 two hundred or more voters or ten per cent of the total number of  
202 voters, whichever is less, may petition the clerk of the district, in  
203 writing, that a referendum on the question of whether the district  
204 should be terminated be held in the manner provided in section 7-327  
205 of the general statutes. If, at such meeting, a two-thirds majority of the  
206 voters present vote to terminate the corporate existence of the district,  
207 or, if a referendum is held, two-thirds of the voters casting votes in  
208 such referendum vote to terminate the corporate existence of the  
209 district, the officers shall proceed to terminate the affairs of such  
210 district. The district shall pay all outstanding indebtedness and turn  
211 over the balance of the assets of such district to the town of Seymour, if  
212 the board of selectmen authorizes such action. No district shall be  
213 terminated under this subsection until all of its outstanding  
214 indebtedness is paid, unless the board of selectmen of the town of  
215 Seymour agrees in writing to assume such indebtedness. On  
216 completion of the duties of the officers of such district, the clerk shall  
217 cause a certificate of the vote of such meeting to be recorded in the  
218 land records of the town of Seymour and the clerk shall notify the  
219 Secretary of the Office of Policy and Management.

220 (d) (1) For purposes of voting at meetings held by such district, any  
221 tenant in common of any interest in real property shall have a vote  
222 equal to the fraction of such tenant in common's ownership of such  
223 interest. Any joint tenant of any interest in real property shall vote as if  
224 each such tenant owned an equal fractional share of such real  
225 property. A corporation shall have its vote cast by the chief executive  
226 officer of such corporation, or such officer's designee. Any entity that is  
227 not a corporation shall have its vote cast by a person authorized by  
228 such entity to cast its vote. No owner shall have more than one vote.

229 (2) No holder of record of an interest in real property shall be  
230 precluded from participating in any district meeting or referendum  
231 because of the form of entity that holds such interest, whether such  
232 holder of record is (A) a corporation, partnership, unincorporated  
233 association, trustee, fiduciary, guardian, conservator or other form of  
234 entity, or any combination thereof, or (B) an individual who holds  
235 interests jointly or in common with another individual or individuals,  
236 or with any one or more of the entities listed in subparagraph (A) of  
237 this subdivision.

238 (e) (1) Notwithstanding any provision of the general statutes,  
239 including sections 7-324 to 7-329, inclusive, of the general statutes, the  
240 district shall have the power to fix, revise, charge, collect, abate and  
241 forgive reasonable taxes, fees, rents and benefit assessments, and other  
242 charges for the cost of the improvements, financing costs, operating  
243 expenses and other services and commodities furnished or supplied to  
244 the real property in the district in accordance with the applicable  
245 provisions of the general statutes which apply to districts established  
246 under section 7-325 of the general statutes, and this section and in the  
247 manner prescribed by the district. Notwithstanding any provision of  
248 the general statutes, the district may make grants for, or pay the entire  
249 cost of any improvements, including the costs of financing such  
250 improvements, capitalized interest and the funding of any reserve  
251 funds necessary to secure such financing or the debt service of bonds  
252 or notes issued to finance such costs, from taxes, fees, rents, benefit  
253 assessments or other revenues and may assess, levy and collect said



254 taxes, fees, rents or benefit assessments concurrently with the issuance  
255 of bonds, notes or other obligations to finance such improvements  
256 based on the estimated cost of the improvements prior to the  
257 acquisition or construction of the improvements or upon the  
258 completion or acquisition of the improvements.

259       (2) Notwithstanding any provision of the general statutes, whenever  
260 the district constructs, improves, extends, equips, rehabilitates, repairs,  
261 acquires or provides a grant for any improvements or finances the cost  
262 of such improvements, such proportion of the cost or estimated cost of  
263 the improvements and financing thereof as determined by the district,  
264 may be assessed by the district, herein referred to as "benefit  
265 assessments", in the manner prescribed by such district, upon the  
266 property benefited by such improvements. The balance of such costs  
267 shall be paid from the general funds of the district. The district may  
268 provide for the payment of such benefit assessments in annual  
269 installments, not exceeding thirty, and may forgive such benefit  
270 assessments in any single year without causing the remainder of  
271 installments of benefit assessments to be forgiven. Benefit assessments  
272 to buildings or structures constructed or expanded after the initial  
273 benefit assessment may be assessed as if the new or expanded  
274 buildings or structures had existed at the time of the original benefit  
275 assessment.

276       (3) In order to provide for the collection and enforcement of its  
277 taxes, fees, rents, benefit assessments and other charges, the district is  
278 hereby granted all the powers and privileges with respect thereto as  
279 districts organized pursuant to section 7-325 of the general statutes,  
280 and as held by the town of Seymour or as otherwise provided in this  
281 section. Such taxes, fees, rents or benefit assessments, if not paid when  
282 due, shall constitute a lien upon the premises served and a charge  
283 against the owners thereof, which lien and charge shall bear interest at  
284 the same rate as delinquent property taxes. Each such lien may be  
285 continued, recorded and released in the manner provided for property  
286 tax liens and shall take precedence over all other liens or  
287 encumbrances except a lien for taxes of the town of Seymour. Each

288 such lien may be continued, recorded and released in the manner  
289 provided for property tax liens.

290 (4) The budget, taxes, fees, rents, benefit assessments and any other  
291 charges of the district of general application shall be adopted and  
292 revised by the board at least annually no more than thirty days before  
293 the beginning of the fiscal year, in accordance with the procedures to  
294 be established by the board, at a meeting called by the board, assuring  
295 that interested persons are afforded notice and an opportunity to be  
296 heard. The board shall hold at least two public hearings on its schedule  
297 of fees, rates, rents, benefit assessments and other charges or any  
298 revision thereof before adoption, notice of which shall be delivered to  
299 the first selectman and board of selectmen of the town of Seymour and  
300 be published in at least two newspapers of general circulation in the  
301 town of Seymour at least ten days in advance of the hearing. No later  
302 than the date of the publication, the board shall make available to the  
303 public and deliver to the first selectman and the board of selectmen of  
304 the town of Seymour the proposed schedule of fees, rates, rents,  
305 benefit assessments and other charges. The procedures regarding  
306 public hearing and appeal provided by section 7-250 of the general  
307 statutes, shall apply for all benefit assessments made by the district,  
308 except that the board shall be substituted for the water pollution  
309 control authority. Should the benefit assessments be assessed and  
310 levied prior to the acquisition or construction of the improvements,  
311 then the amount of the benefit assessments shall be adjusted to reflect  
312 the actual cost of the improvements, including all financing costs, once  
313 the improvements have been completed, should the actual cost be  
314 greater than or less than the estimated costs. Benefit assessments shall  
315 be due and payable at such times as are fixed by the board, provided  
316 the district shall give notice of such due date not less than thirty days  
317 prior to such due date by publication in a newspaper of general  
318 circulation in the town of Seymour and by mailing such notice to the  
319 owners of the property assessed at their last-known address.

320 (f) (1) Notwithstanding any provision of the general statutes,  
321 including sections 7-324 to 7-329, inclusive, of the general statutes,

322 whenever the district has authorized the acquisition or construction of  
323 improvements or has made an appropriation therefor, the district may  
324 authorize the issuance of bonds, notes or other obligations to finance  
325 the cost of the improvements, the creation and maintenance of reserves  
326 required to sell the bonds and the cost of issuance of the bonds,  
327 provided no bonds shall be issued prior to the district entering into an  
328 interlocal agreement with the town of Seymour, in accordance with the  
329 procedures provided by section 7-339c of the general statutes,  
330 including at least one public hearing on the proposed agreement and  
331 ratification by the board of selectmen. The bonds may be secured as to  
332 both principal and interest by (A) the full faith and credit of the  
333 district, (B) fees, revenues or benefit assessments, or (C) a combination  
334 of subparagraphs (A) and (B) of this subdivision. Such bonds shall be  
335 authorized by resolution of the board of directors of the district. The  
336 district is authorized to secure such bonds by the full faith and credit  
337 of the district or by a pledge of or lien on all or part of its revenues,  
338 fees or benefit assessments. The bonds of each issue shall be dated,  
339 shall bear interest at the rates and shall mature at the time or times not  
340 exceeding thirty years from their date or dates, as determined by the  
341 board, and may be redeemable before maturity, at the option of the  
342 board, at the price or prices and under the terms and conditions fixed  
343 by the board before the issuance of the bonds. The board shall  
344 determine the form of the bonds, and the manner of execution of the  
345 bonds, and shall fix the denomination of the bonds and the place or  
346 places of payment of principal and interest, which may be at any bank  
347 or trust company within the state of Connecticut and other locations as  
348 designated by the board. In case any officer whose signature or a  
349 facsimile of whose signature shall appear on any bonds or coupons  
350 shall cease to be an officer before the delivery of the bonds, the  
351 signature or facsimile shall nevertheless be valid and sufficient for all  
352 purposes the same as if the officer had remained in office until the  
353 delivery.

354 (2) While any bonds issued by the district remain outstanding, the  
355 powers, duties or existence of the district shall not be diminished or

356 impaired in any way that will affect adversely the interests and rights  
 357 of the holders of the bonds. Bonds issued under this section, unless  
 358 otherwise authorized by law, shall not be considered to constitute a  
 359 debt of the state of Connecticut or the town of Seymour, or a pledge of  
 360 the full faith and credit of the state of Connecticut or the town of  
 361 Seymour, but the bonds shall be payable solely by the district or as  
 362 special obligations payable from particular district revenues. Any  
 363 bonds issued by the district shall contain on their face a statement to  
 364 the effect that neither the state of Connecticut nor the town of Seymour  
 365 shall be obliged to pay the principal of or the interest thereon, and that  
 366 neither the full faith and credit or taxing power of the state of  
 367 Connecticut or the town of Seymour is pledged to the payment of the  
 368 bonds. All bonds issued under this section shall have and are hereby  
 369 declared to have all the qualities and incidents of negotiable  
 370 instruments, as provided in title 42a of the general statutes.

371 (g) Any bonds issued by the district pursuant to this section shall be  
 372 considered debt for urban renewal projects for the purposes of the  
 373 limitation of municipal indebtedness pursuant to section 7-374 of the  
 374 general statutes.

375 (h) (1) The board may authorize that the bonds be secured by a trust  
 376 agreement by and between the district and a corporate trustee, which  
 377 may be any trust company or bank having the powers of a trust  
 378 company within the state of Connecticut. The trust agreement may  
 379 pledge or assign the revenues. Either the resolution providing for the  
 380 issuance of bonds or the trust agreement may contain covenants or  
 381 provisions for protecting and enforcing the rights and remedies of the  
 382 bondholders as may be necessary, reasonable or appropriate and not in  
 383 violation of law.

384 (2) All expenses incurred in carrying out the trust agreement may be  
 385 treated as a part of the cost of the operation of the district. The pledge  
 386 by any trust agreement or resolution shall be valid and binding from  
 387 time to time when the pledge is made. The revenues or other moneys  
 388 so pledged and then held or thereafter received by the board shall

389 immediately be subject to the lien of the pledge without any physical  
 390 delivery thereof or further act, and the lien of the pledge shall be valid  
 391 and binding as against all parties having claims of any kind in tort,  
 392 contract or otherwise against the board, irrespective of whether the  
 393 parties have notice thereof. Notwithstanding any provision of the  
 394 Uniform Commercial Code, neither this subsection, the resolution or  
 395 any trust agreement by which a pledge is created need be filed or  
 396 recorded except in the records of the board, and no filing need be  
 397 made under title 42a of the general statutes.

398 (i) Bonds issued under this section are hereby made securities in  
 399 which all public officers and public bodies of the state of Connecticut  
 400 and its political subdivisions, all insurance companies, trust  
 401 companies, banking associations, investment companies, executors,  
 402 administrators, trustees and other fiduciaries may properly and legally  
 403 invest funds, including capital in their control and belonging to them.  
 404 Such bonds shall be securities which may properly and legally be  
 405 deposited with and received by any state or municipal officer or any  
 406 agency or political subdivision of the state of Connecticut for any  
 407 purpose for which the deposit of bonds of the state of Connecticut is  
 408 now or may hereafter be authorized by law.

409 (j) The district and all its receipts, revenues, income and real and  
 410 personal property shall be exempt from taxation and benefit  
 411 assessments and the district shall not be required to pay any tax, excise  
 412 or assessment to or from the state of Connecticut or any of its political  
 413 subdivisions. The principal and interest on bonds or notes issued by  
 414 the district shall be free from taxation at all times, except for estate and  
 415 gift, franchise and excise taxes, imposed by the state of Connecticut or  
 416 any political subdivision thereof, provided nothing in this section shall  
 417 act to limit or restrict the ability of the state of Connecticut or the town  
 418 of Seymour to tax the individuals and companies, or their real or  
 419 personal property or any person living or business operating within  
 420 the boundaries of the district.

421 (k) The board shall at all times keep accounts of its receipts,

422 expenditures, disbursements, assets and liabilities, which shall be open  
423 to inspection by a duly appointed officer or duly appointed agent of  
424 the state of Connecticut or the town of Seymour. The fiscal year of the  
425 district shall begin on July first and end on the following June thirtieth  
426 or as otherwise established by section 7-327 of the general statutes. The  
427 district shall be subject to an audit of its accounts in the manner  
428 provided in chapter 105 of the general statutes.

429 (l) (1) At such time as any construction or development activity  
430 financed by bonds issued by the district is taking place, the clerk of the  
431 district shall submit project activity reports quarterly to the Secretary  
432 of the Office of Policy and Management and to the chairpersons of the  
433 joint standing committee of the General Assembly having cognizance  
434 of matters relating to finance, revenue and bonding.

435 (2) The district shall take affirmative steps to provide for the full  
436 disclosure of information relating to the public financing and  
437 maintenance of improvements to real property undertaken by the  
438 district. Such information shall be provided to any existing residents  
439 and to all prospective residents of the district. The district shall furnish  
440 each developer of a residential development within the district with  
441 sufficient copies of such information to provide each prospective initial  
442 purchaser of property in such district with a copy, and any developer  
443 of a residential development within the district, when required by law  
444 to provide a public offering statement, shall include a copy of such  
445 information relating to the public financing and maintenance of  
446 improvements in the public offering statement.

447 (m) (1) This section shall be deemed to provide an additional,  
448 alternative and complete method of accomplishing the purposes of this  
449 section and exercising the powers authorized hereby and shall be  
450 deemed and construed to be supplemental and additional to, and not  
451 in derogation of, powers conferred upon the district by law and  
452 particularly by sections 7-324 to 7-329, inclusive, of the general  
453 statutes; provided insofar as the proceedings of this section are  
454 inconsistent with any general statute or special act, or any resolution or

455 ordinance of the town of Seymour, this section shall be controlling.

456 (2) Except as specifically provided in this section, all other statutes,  
 457 ordinances, resolutions, rules and regulations of the state of  
 458 Connecticut and the town of Seymour shall be applicable to the  
 459 property, residents and businesses located in the district. Nothing in  
 460 this section shall in any way obligate the town of Seymour to pay any  
 461 costs for the acquisition, construction, equipping or operation and  
 462 administration of the improvements located within the district or to  
 463 pledge any money or taxes to pay debt service on bonds issued by the  
 464 district except as may be agreed to in any interlocal agreements  
 465 executed by the town of Seymour and the district.

466 (n) At the option of the town of Seymour by vote of the board of  
 467 selectmen of the town of Seymour, the district shall be merged into the  
 468 town of Seymour if no bonds are issued by the district not later than  
 469 four years after the effective date of this section or after the bonds  
 470 authorized by this section are no longer outstanding and any property  
 471 which is owned by the district shall be distributed to the town of  
 472 Seymour.

473 (o) This section being necessary for the welfare of the town of  
 474 Seymour and its inhabitants shall be liberally construed to effect the  
 475 purposes hereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2010	New section

Section 1	July 1, 2010	New section
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***FIN***      *Joint Favorable*